

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of October 7, 2014

DATE: October 2, 2014

Item #2: 18th & P “Aspen Heights” Student Apartments Project

The development team and city staff have met several times since the September UDC meeting. The development team will present a revised site plan and updated building designs incorporating staff comments and the Committee’s September discussion. Materials received today are attached for your preliminary consideration.

In particular, the orientation of the northwest building (#1) and the southeast building (#3) has been revised to address the courtyards towards Q Street and P Street, respectively. Staff recommends that in both cases, the intent of the Downtown Design Standards is better met by this orientation, which is based in large part on the Sept. discussion with UDC. We hope the Urban Design Committee concurs.

Just as a reminder, UDC member Tom Huston is legal counsel for the Aspen Development team. He has properly disclosed his connection and will continue to participate in his professional role, not in his committee role, and will not vote on the matter before the committee.

Committee action is sought both on the matter of conformance with the Downtown Design Standards and on this as a publicly assisted (TIF) redevelopment project.

Item #3: 23rd and O Street (former Office Max) Redevelopment Project

The former Safeway (recently Office Max) store at 23rd and O Streets is proposed for a redevelopment project. Preliminary design concepts are attached.

UDC is asked to make a recommendation on this as a TIF-supported project. At this stage of the design, it appears the concepts will fully meet the Downtown Design Standards for a “major remodeling.”

The broad standard for such projects is that the project be brought as closely into compliance with specific standards as is feasible given existing site conditions. For instance, this building is sited well-back from O Street, with parking in front of the building. For a new building on the parcel, a siting addressing O and 23rd would be required, but it would not be feasible or reasonable to relocate the existing building. However, the parking area currently lacks required screening, which can and will be addressed, and the ample glazing of the north storefronts will be retained in converting the retail building to office/human service spaces.

Item #4: Misc./Staff report

Attached are meeting notes from an earlier discussion of procedures and schedule for the upcoming Larry Enersen Urban Design Award process. Members are encouraged to nomination projects to the Jury assisting the Committee in the award process. One or two awards will be selected, with an emphasis on differing emphases between the projects if two are selected (public/private, large/small, etc.)

Misty's restaurant at 11th & P Street had an approved sidewalk café prior to the P Street renovation. Reinstallation of the café following the completion of the streetscape work was always intended. The revised plan is attached, with an illustration of the furniture. The new area will be narrower than the former area, removing the encroachment on the preferred straight-line pedestrian path, and the railing is simpler. I have encouraged the installation of the new café as soon as all other requirements are met. I would appreciate the Committee's feedback on this item.

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